

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 718 Nuttall Ct 81505  
 Parcel No. 2701-333-40 021  
 Subdivision Spanish Trails  
 Filing 4 Block 12 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 911  
 Sq. Ft. of Lot / Parcel 5700  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2311

**OWNER INFORMATION:**

Name Hunter Construction and Development LLC  
 Address PO Box 55003  
 City / State / Zip Grand Jctn CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Hunter Construction and Development LLC  
 Address PO Box 55003  
 City / State / Zip Grand Jctn CO 81505  
 Telephone 970.241.5059

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: Letter from Licensed Engineer Required

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>15'</u> <u>home</u> <u>20'</u> <u>garage</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>B</u>	Driveway Location Approval <u>RAT</u> (Engineer's Initials)

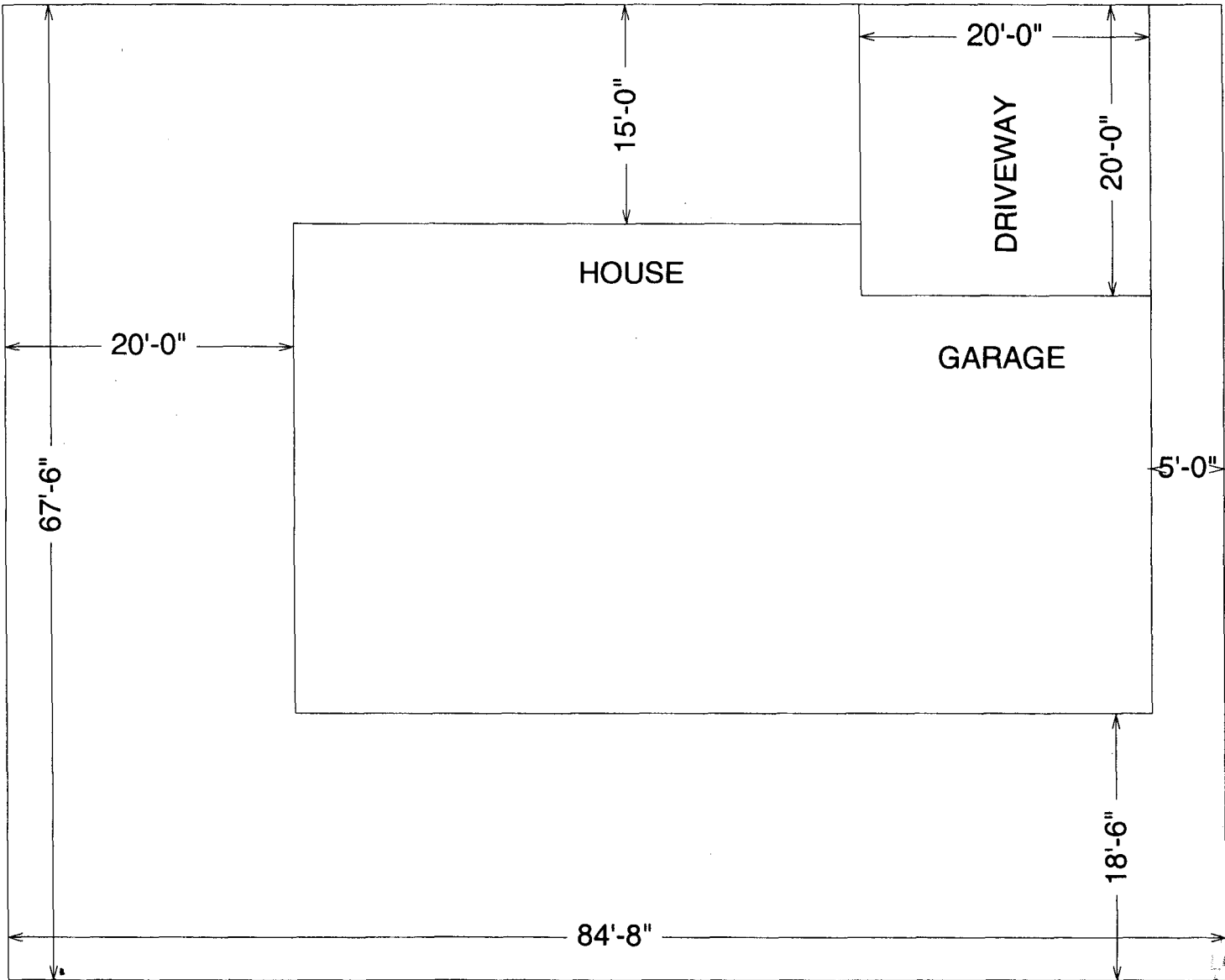
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/11/05  
 Department Approval [Signature] Date 6/14/05

Additional water and/or sewer tap fee(s) are required:	YES <u>0</u>	NO	W/O No <u>8150</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/14/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



*Handwritten signature*

↑  
NORTH

BLOCK 12  
LOT 4  
718 METATE COURT  
SPANISH TRAILS SUB.

"The Celio"

ACCEPTED *Alske Wagner* *def* 1/14/05  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.